

College Station Park System Accessibility Study

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Rationale

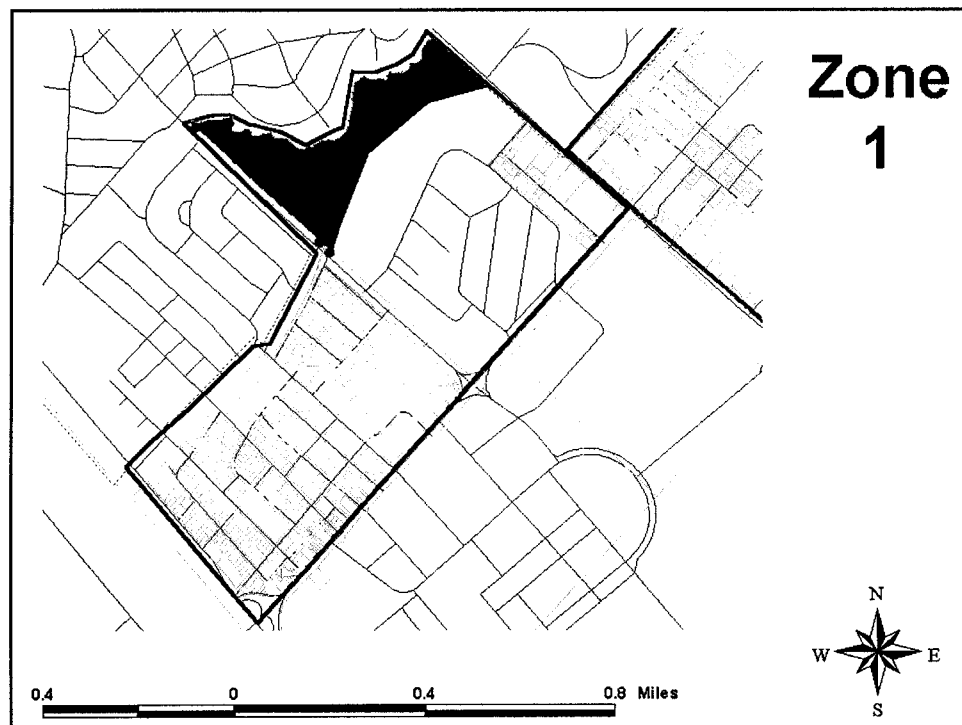
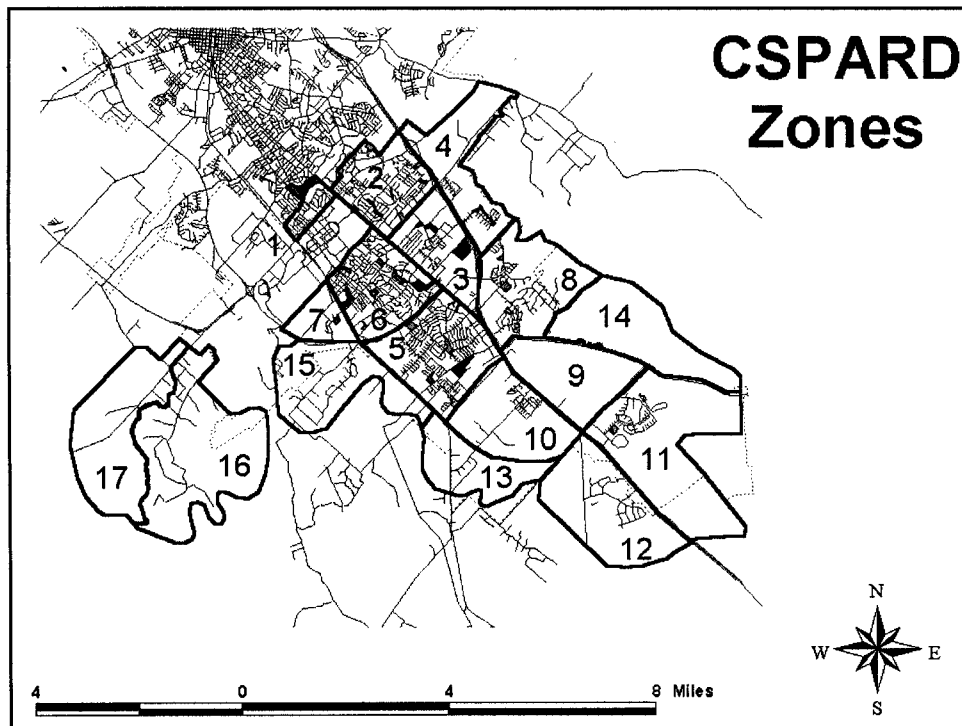
- CS City Council Vision Statement # 4
Cultural Arts and Recreational Opportunities
- Strategy # 3
Continue to update comprehensive plan
regarding parks system
- Section b
Analyze park distribution to determine areas
that may be under-served or under-utilized

Purpose

- Determine levels of access to existing CS parks
 - For entire city
 - For 17 CSPARD zones
- Identify under-served areas
- Recommend actions to include
 - Establishment of new points of access to existing sites
 - Establishment of greenway trails to connect existing sites with under served neighborhoods
 - Dedication of new park lands

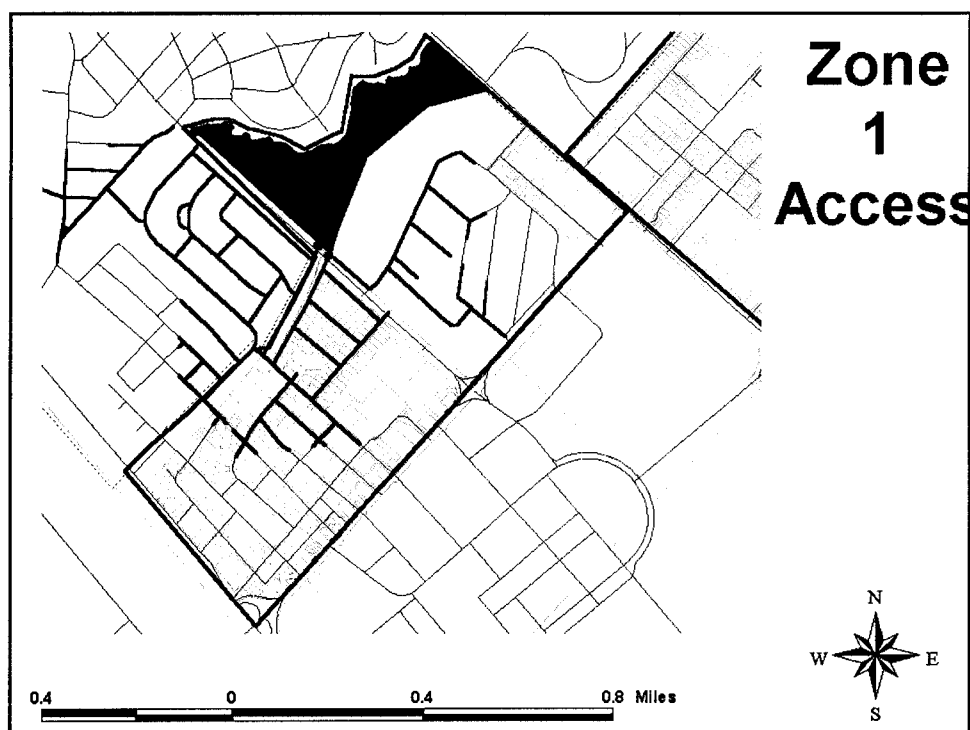
Method

- Mini, neighborhood + community parks
- One-half of one mile walking distance
- Conducted using ArcView GIS
 - Property lines + streets from 1998
 - Population figures from 1990 census



Zone 1

- 1 community park Hensel (29.7 acres)
- 1990 population 3,981
- Predicted growth rate 0.0%
(1998-2010)

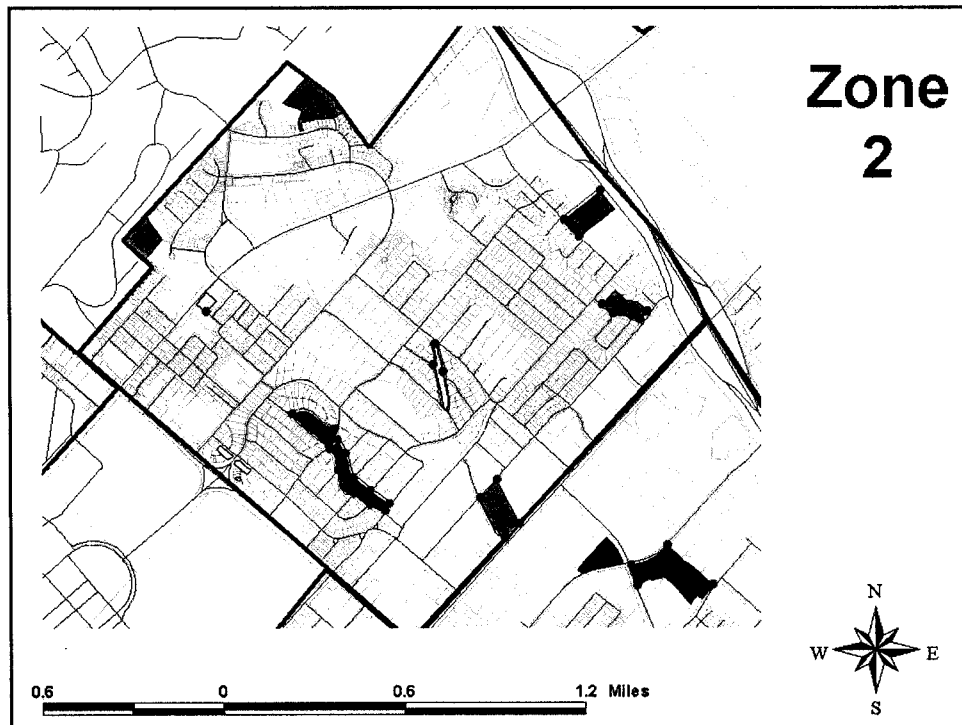
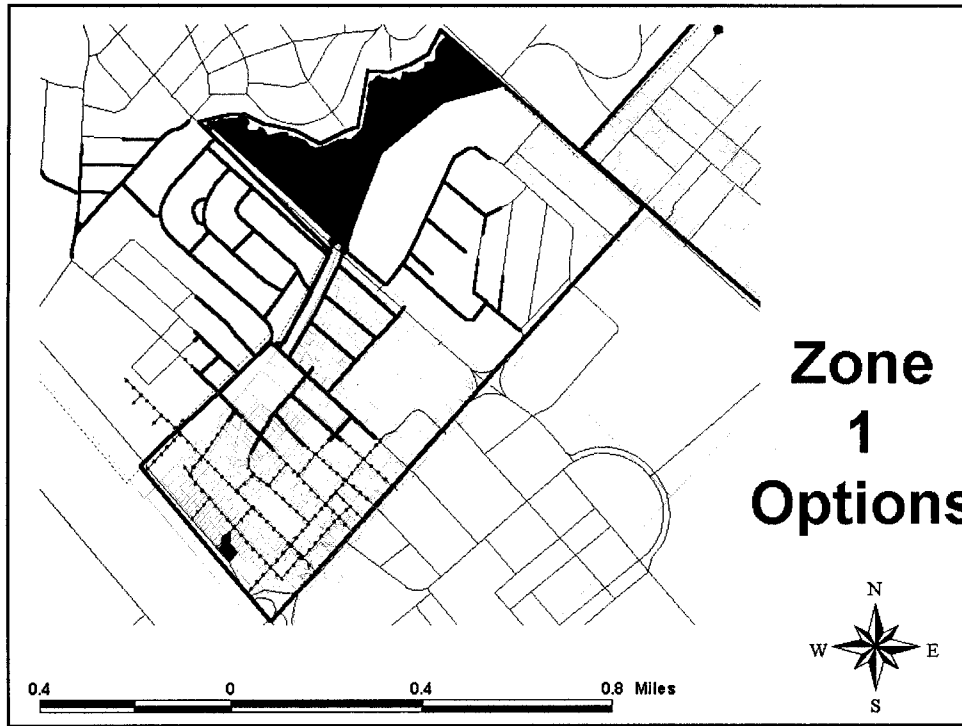


Zone 1 Access

- Population served 65-70%
- Under served areas of zone
 - Eastern corner 450 people
 - Southern portion 750 people (excluding new dorm)

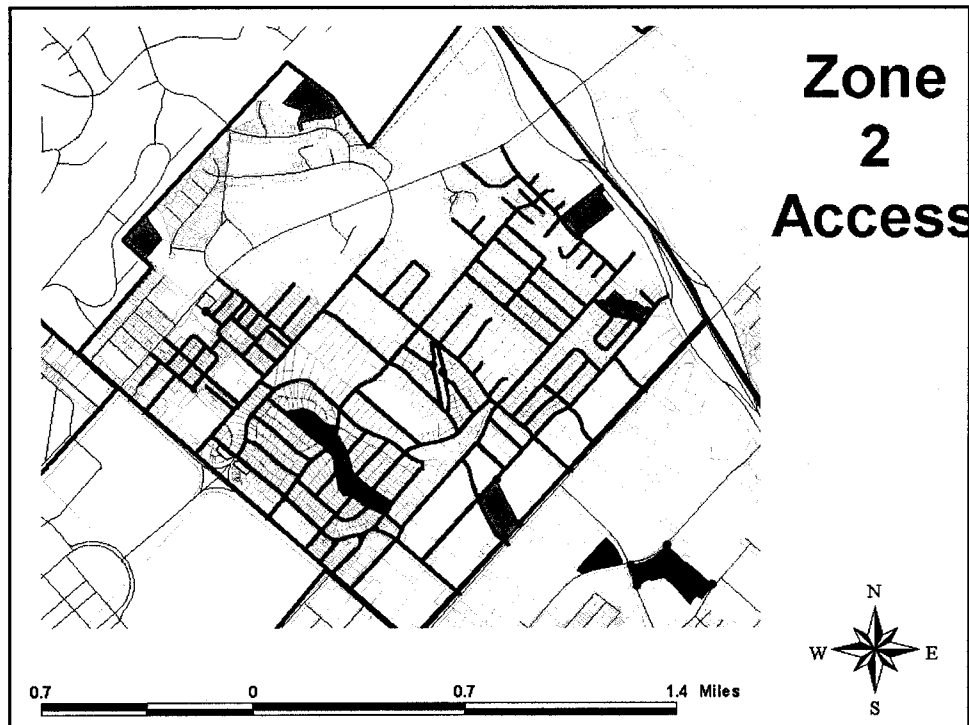
Zone 1 Options

- Consider establishment of urban vest pocket park on city-owned land adjacent to Wellborn Road
 - Would provide access to entire under-served southern region
 - New level of access for zone – 88%



Zone 2

- 2 mini parks
Lions (1.5 acres)
Parkway (1.9 acres)
- 3 neighborhood parks
Merry Oaks (4.6 acres)
Oaks (7.5 acres)
Richard Carter (7.1 acres)
- 1 community park
Thomas (16.1 acres)
- 1990 population 9,709
- Predicted growth rate 3.2%
(1998-2010)

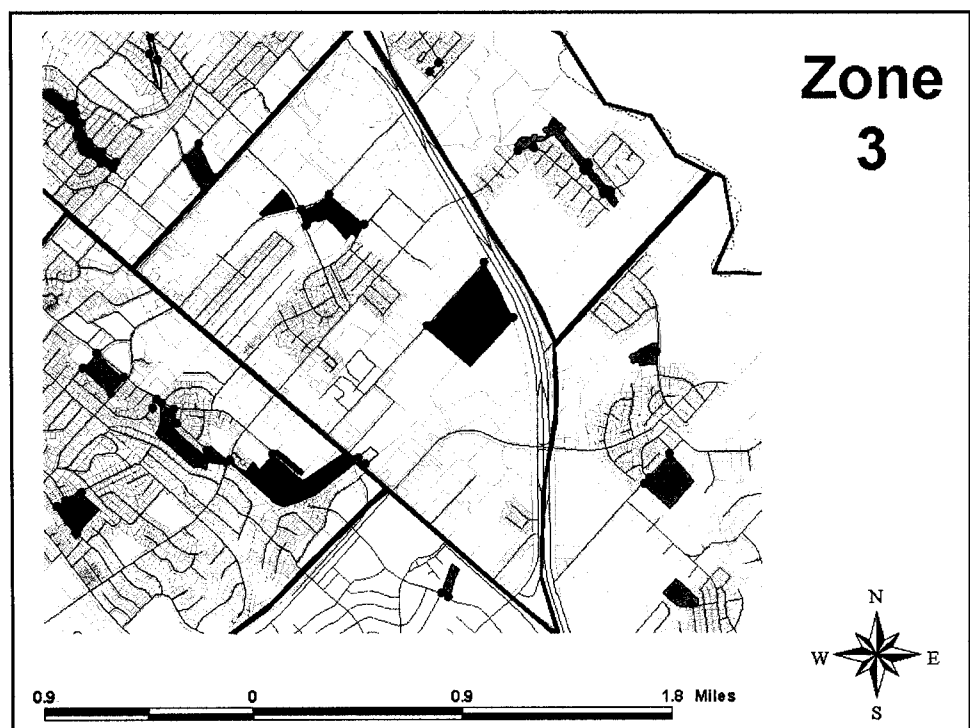
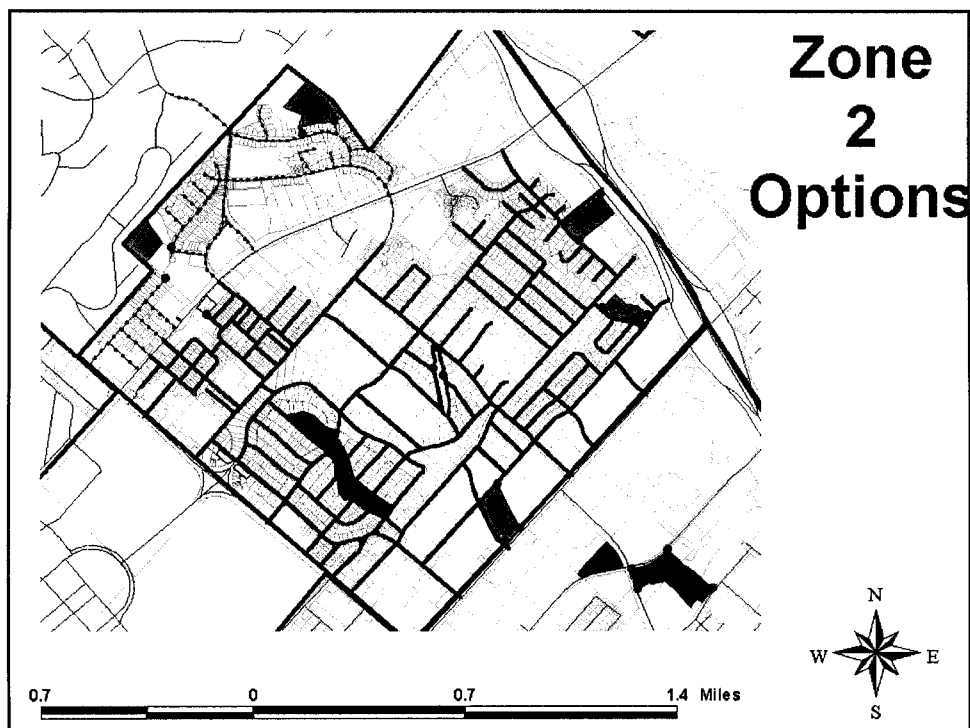


Zone 2 Access

- Population served 80%
- Under served areas of zone
 - Autumn-Spring
 - Two gated communities

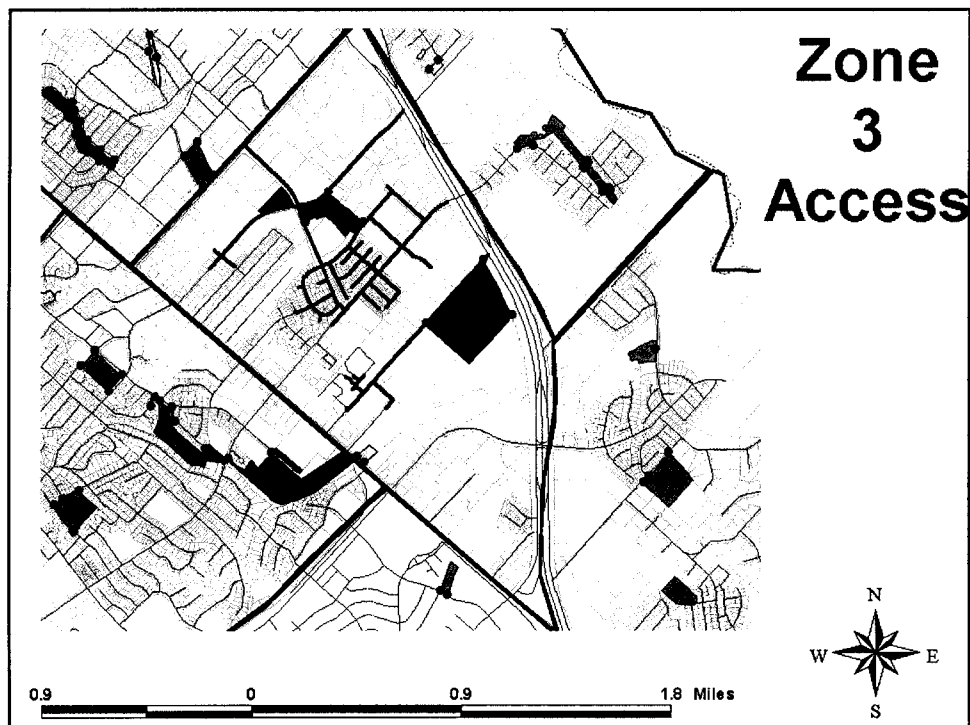
Zone 2 Options

- Develop University Park site
 - Would increase level of access within zone to 94% (serving 1,250 additional residents)
- Obtain access to and develop Billie Madeley site
 - Would increase level of access within zone to 85% (serving 334 additional residents)
- New level of access within zone if both sites opened - 98% (serving 1,587 additional residents)



Zone 3

- 1 mini park Cy Miller (2.5 acres)
- 2 community parks Central (47.2 acres)
 Wolf Pen Creek (19.49)
- 1990 population 3,259
- Predicted growth rate 5.7%
 (1998-2010)

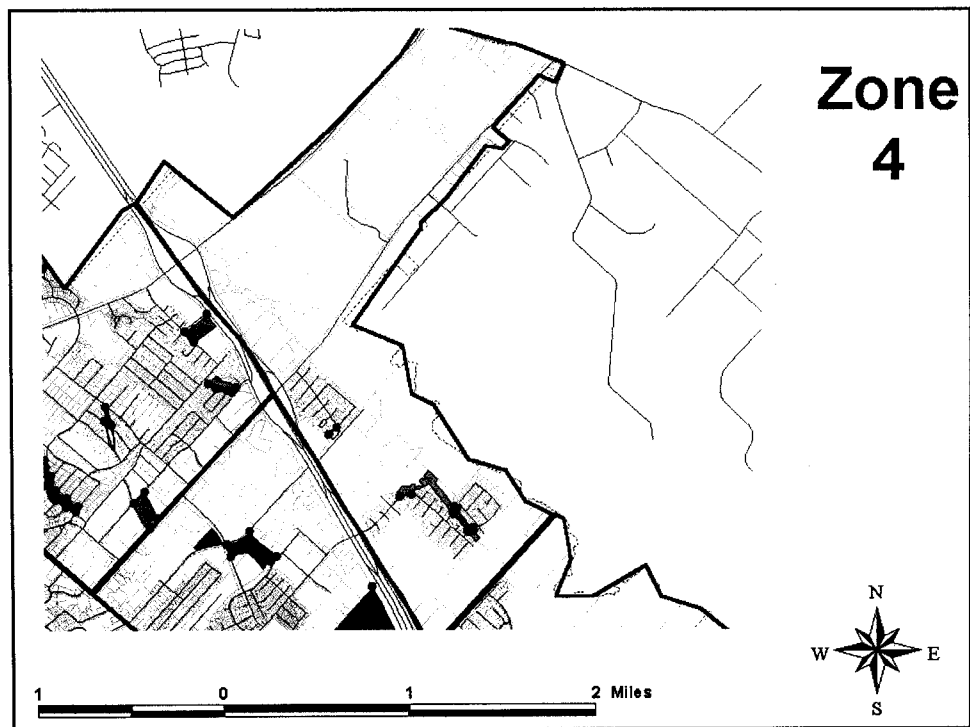
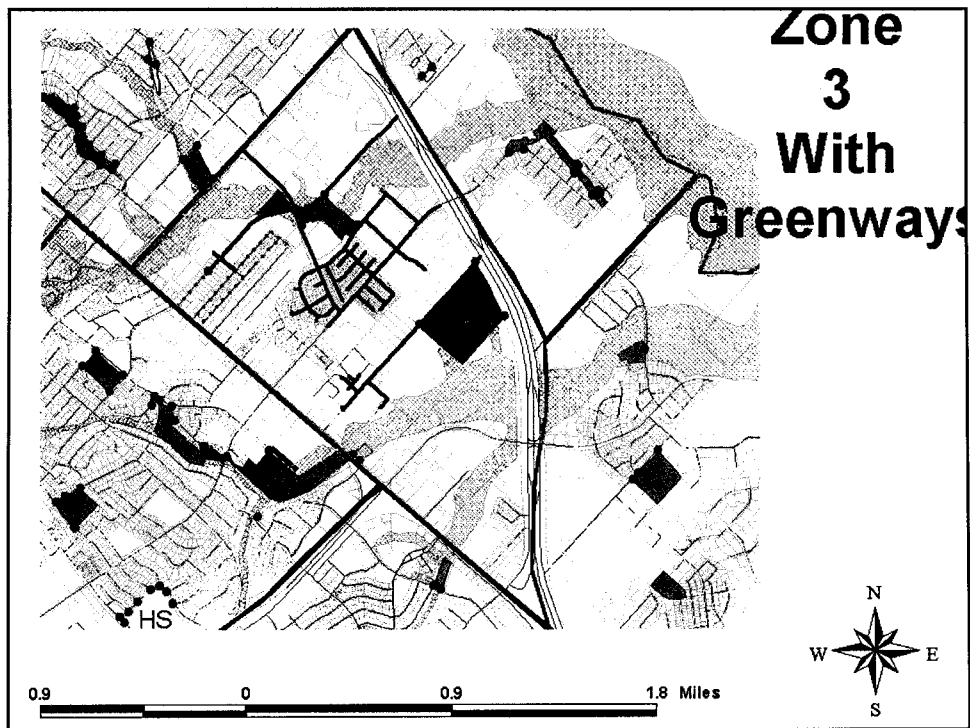


Zone 3 Access

- Population served 65%
- Under served areas of zone
 - Southern portion 170 people
 - Richards-Sterling-Manuel 400 people
 - Cul-de-sacs off Brentwood 300 people

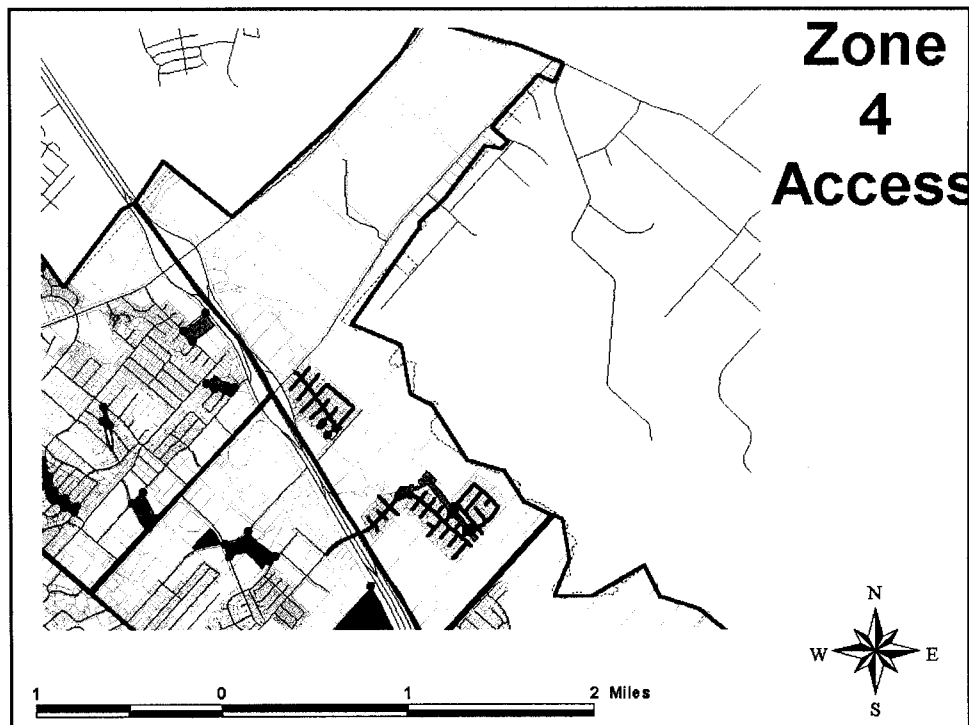
Zone 3 Options

- Develop greenway trails
 - Through Wolf Pen Creek area
 - To serve Richards and Sterling (250 people – 75%)
 - Potential linkages with zones 2, 4 and 6
 - In southern portion of zone
 - Potential linkages with zones 5, 6 and 8



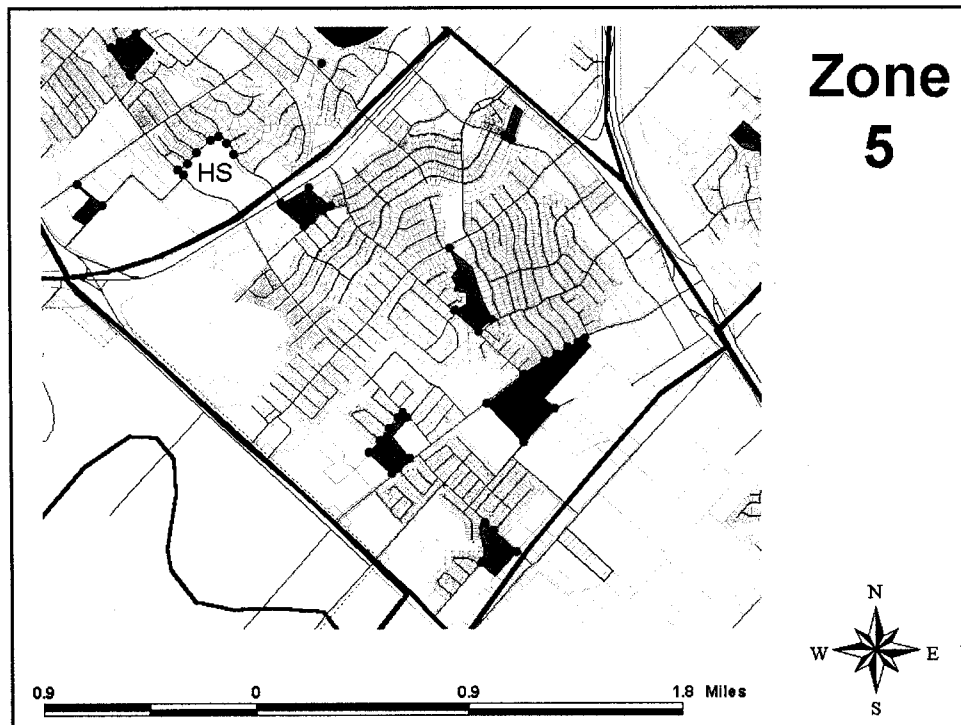
Zone 4

- 1 mini park Windwood (1.37 acres)
- 1 neighborhood park Raintree (13.00 acres)
- 1990 population 3,981
- Predicted growth rate 0.0%
(1998-2010)



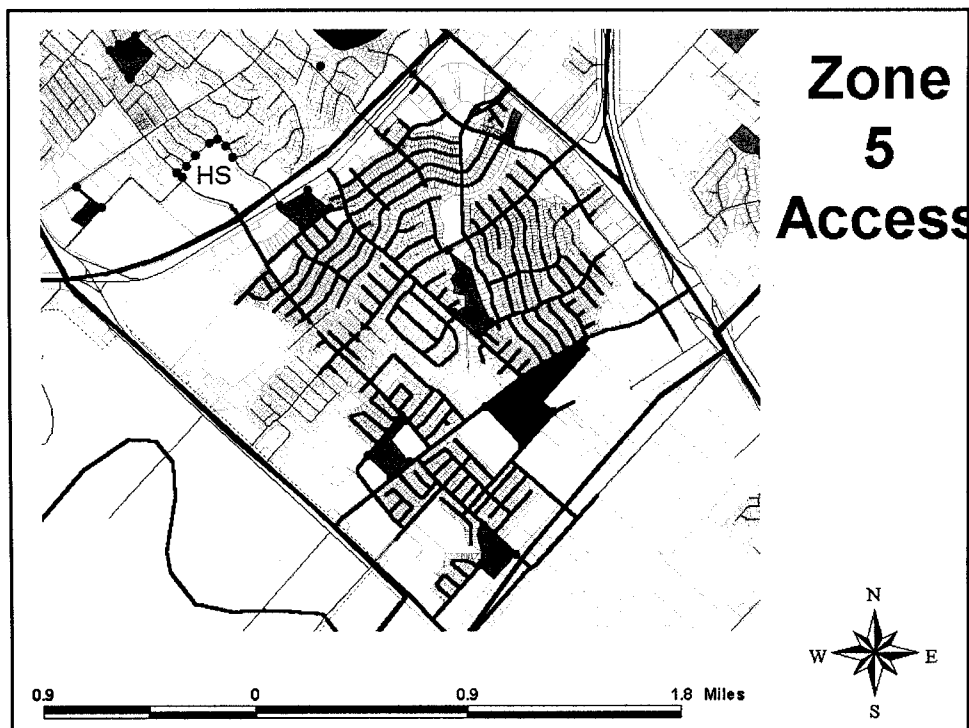
Zone 4 Access

- Population served 90%
- Under served areas of zone
 - Both main neighborhoods are completely served
- Note: future site of Veteran's Park



Zone 5

- 5 neigh'hood parks
 - Brother's Pond (16.12 acres)
 - Edelweiss (12.30 acres)
 - G.K. Fitch (11.30 acres)
 - J&D Miller (10.00 acres)
 - Longmire (4.16 acres)
- 1 community park
 - Southwood (44.70 acres)
- 1990 population 8,231
- Predicted growth rate (1998-2010) 6.8%

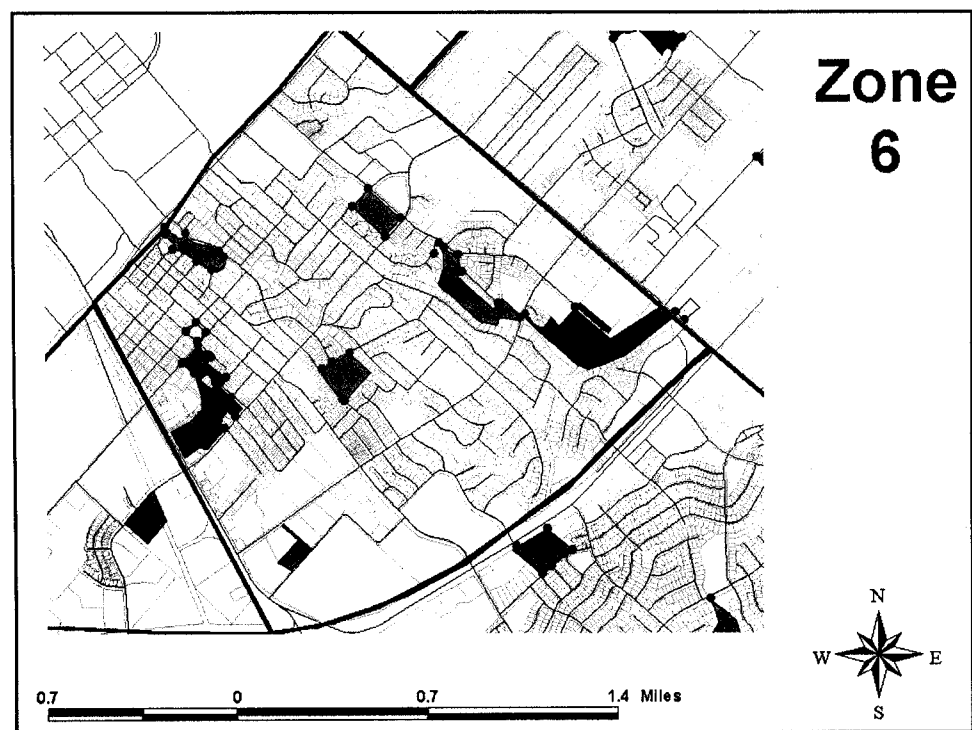
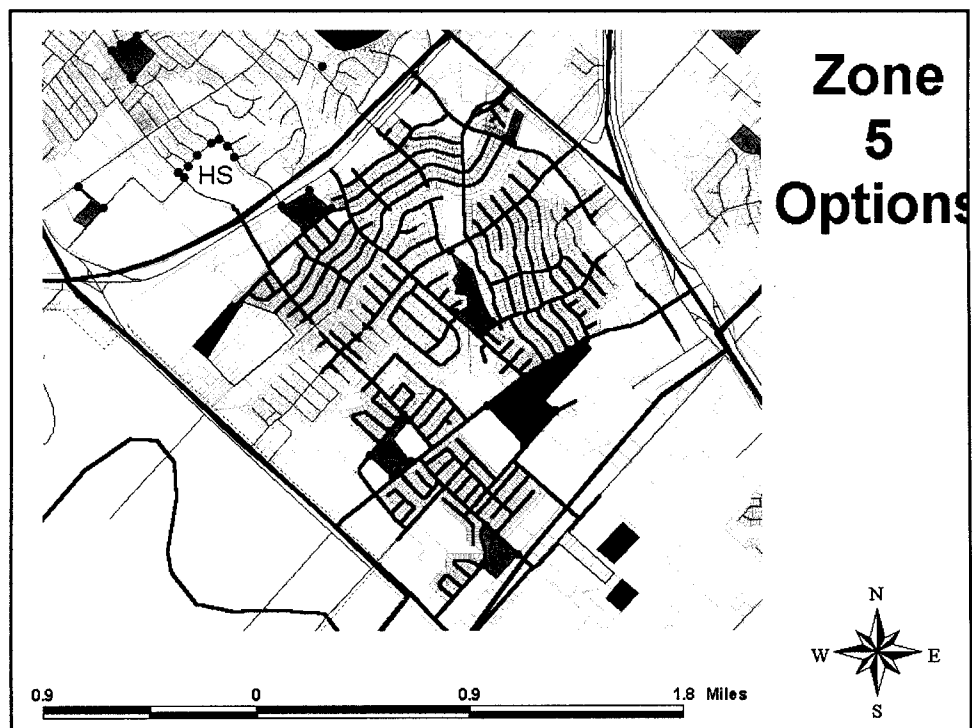


Zone 5 Access

- Population served 90%
- Under served areas of zone
 - Streets off west end of Deacon
 - But, are all within 0.75 miles
 - New subdivision west of Welsh, north of Deacon

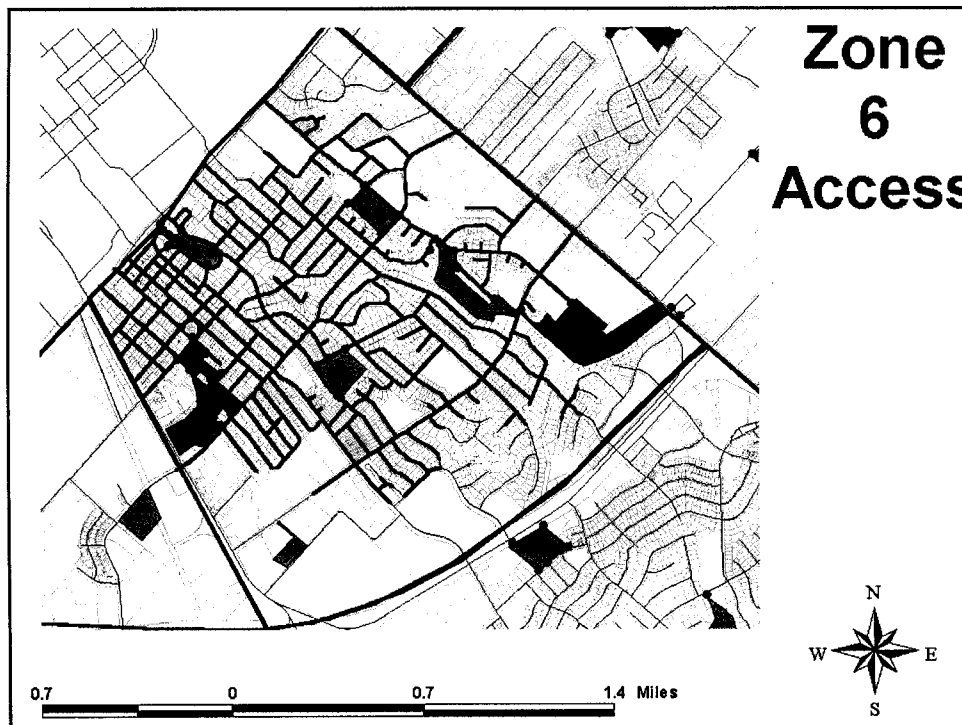
Zone 5 Options

- Develop Steeplechase Park site to serve new subdivision west of Welsh, north of Deacon



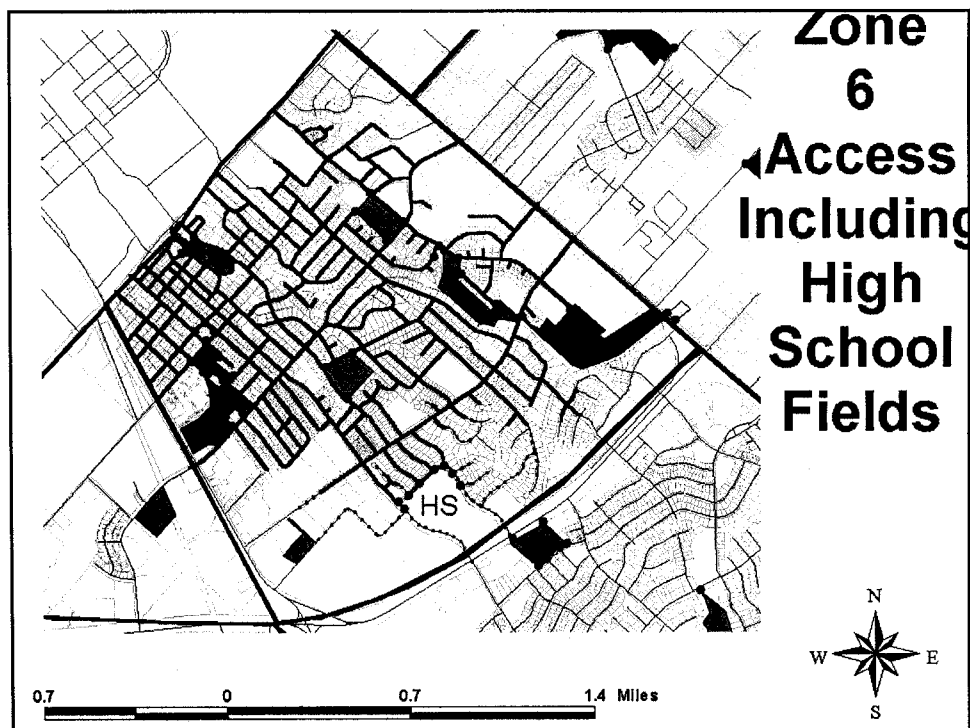
Zone 6

- 1 mini park
Luther Jones (1.80 acres)
- 4 neighborhood parks
Anderson (8.94 acres)
Brison (9.20 acres)
Gabbard (10.70 acres)
Lemontree (15.40 acres)
- 2 community parks
Bee Creek (43.50 acres)
W.A.Tarrow (21.26 acres)
- 1990 population 12,629
- Predicted growth rate (1998-2010) 3.1%



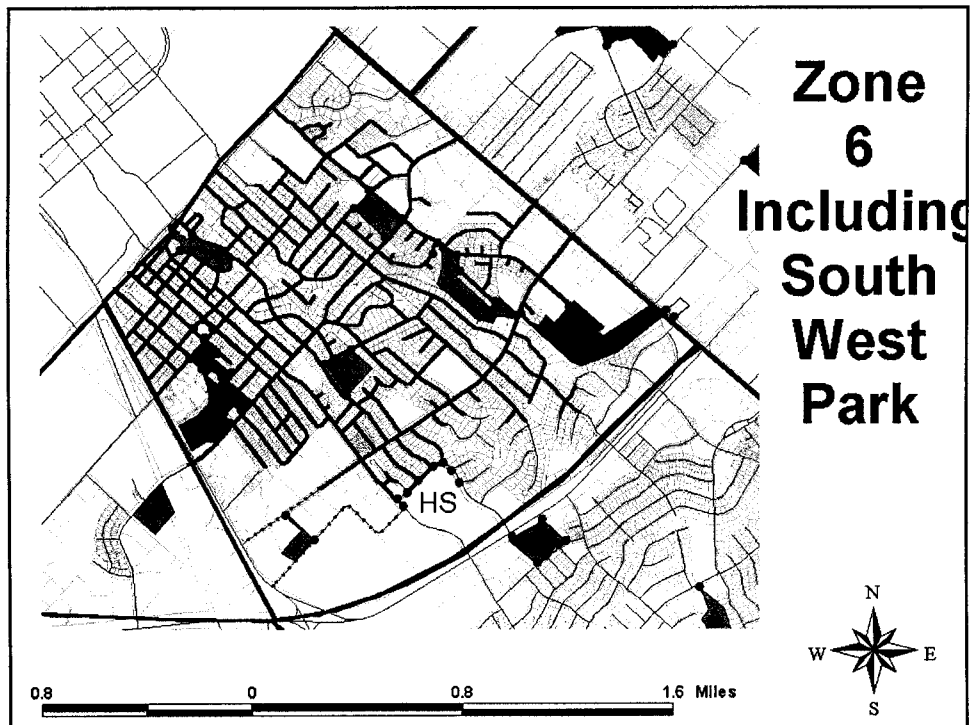
Zone 6 Access

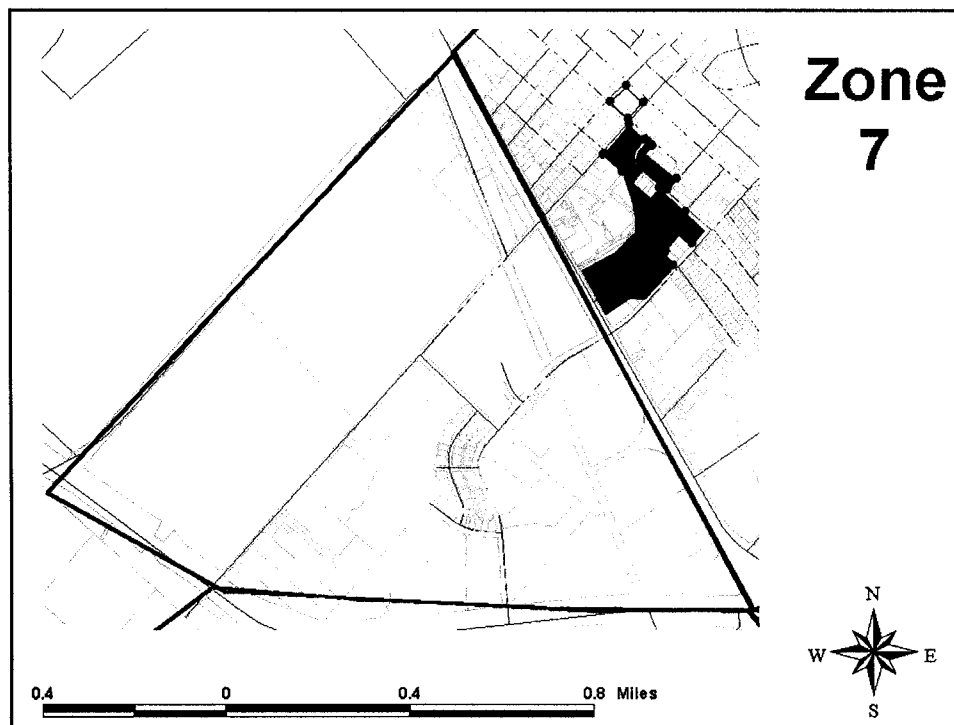
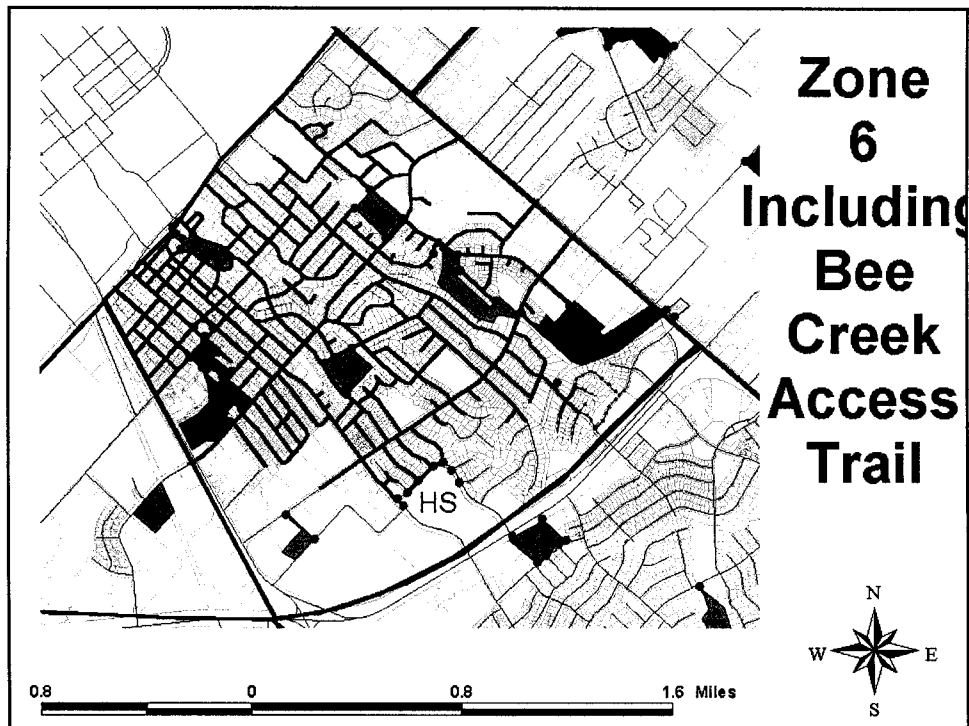
- Population served 80%
- Under served areas of zone
 - Northern tip 260 people
 - Southern portion 1,000 people
 - Southeastern portion 1,200 people
- Including High School playing fields > 84%



Zone 6 Options

- Develop Southwest Park site with entrances on Southwest Parkway and Christine Lane
 - Would increase level of access within zone to 86% (serving 900 additional residents, but not Southland)
- Establish additional entrance point to Bee Creek Park on Southwood Drive
 - Would increase level of access within zone to 84% (serving 700 additional residents)
- Combined effect = 92% (1,600 additional people)
- Combined effect inc. HS fields = 95% (2,000 people)





Zone 7

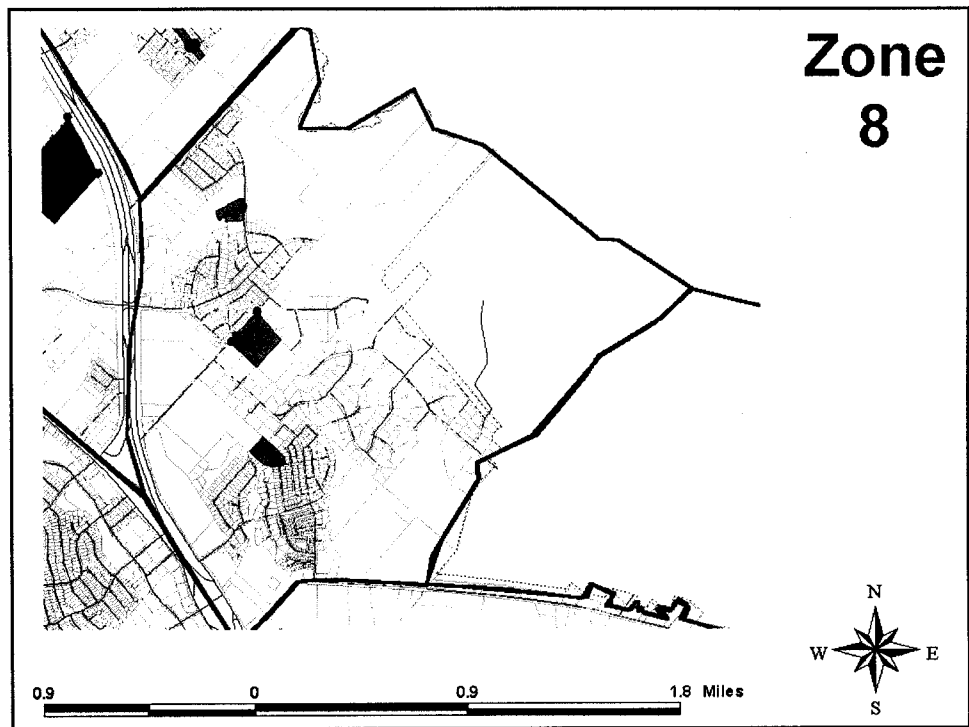
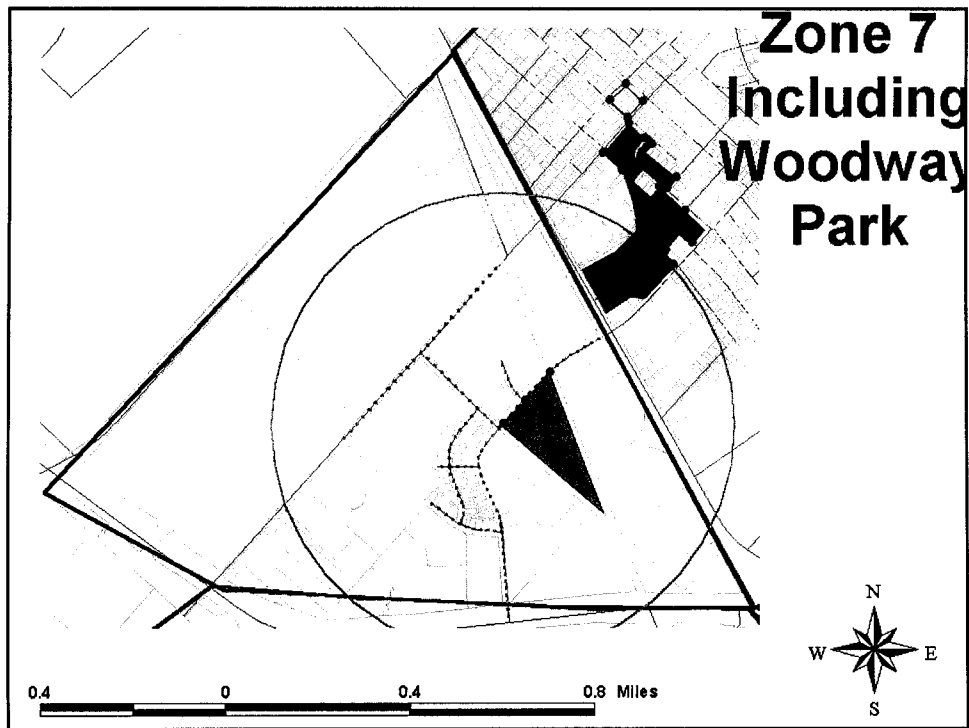
- No parks
- 1990 population 1,660
- Predicted growth rate 16.7%
(1998-2010)
- Projected park deficit (2010) 18 acres

Zone 7 Access

- Entire zone unserved

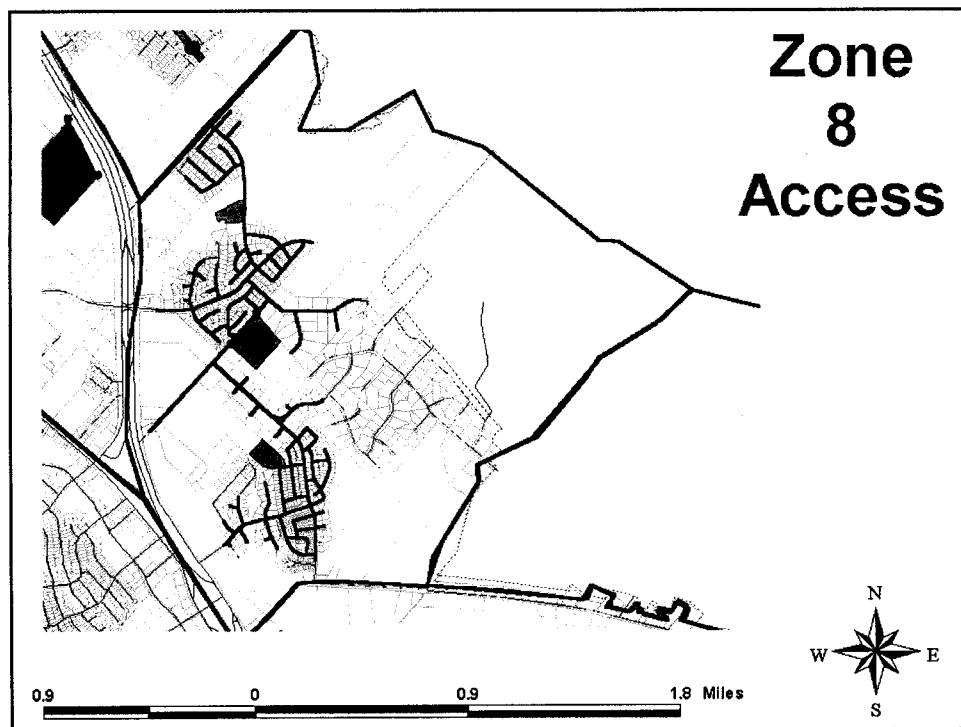
Zone 7 Options

- Develop Woodway Park site (12 acres)
 - Would provide access to virtually entire population of zone (other than those in far western portion)



Zone 8

- 3 neigh'hood parks Emerald Forest (4.59 acres)
 Sandstone (15.21 acres)
 Woodcreek (26.40 acres)
- 1990 population 1,740
- Predicted growth rate 21.1%
 (1998-2010)

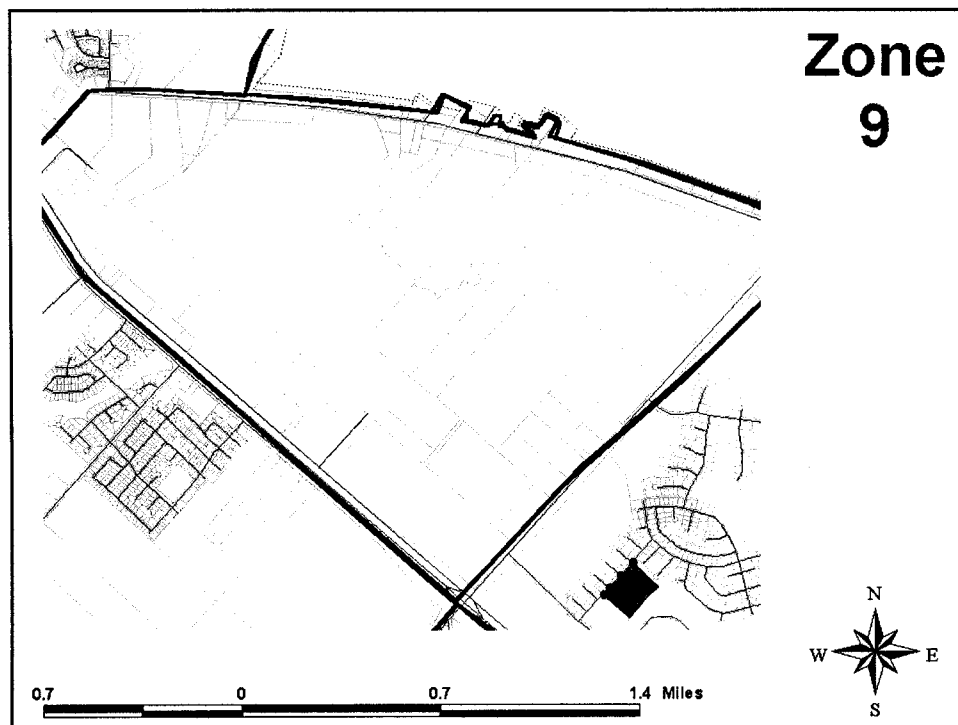
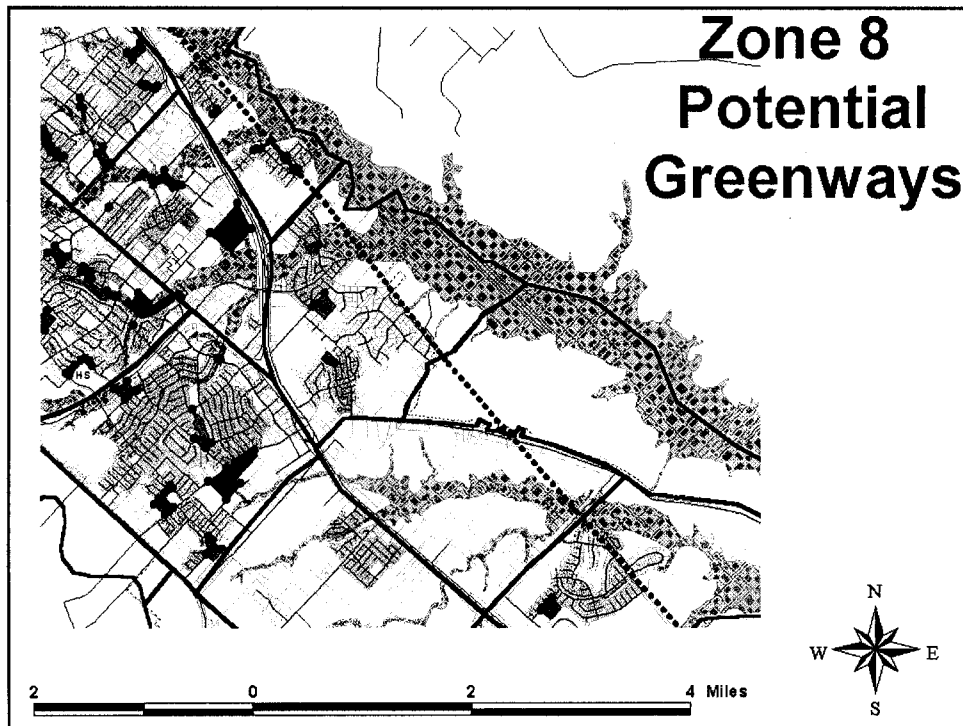


Zone 8 Access

- Population served 80%
- Under served areas of zone
 - Brookwater Circle
 - But, served by private Homeowner's Association park on Woodcreek
 - Entire Foxfire subdivision

Zone 8 Options

- Development of trails along greenway and utility easement
 - Potential linkages with zones 3 and 4, 9 and 11



Zone 9

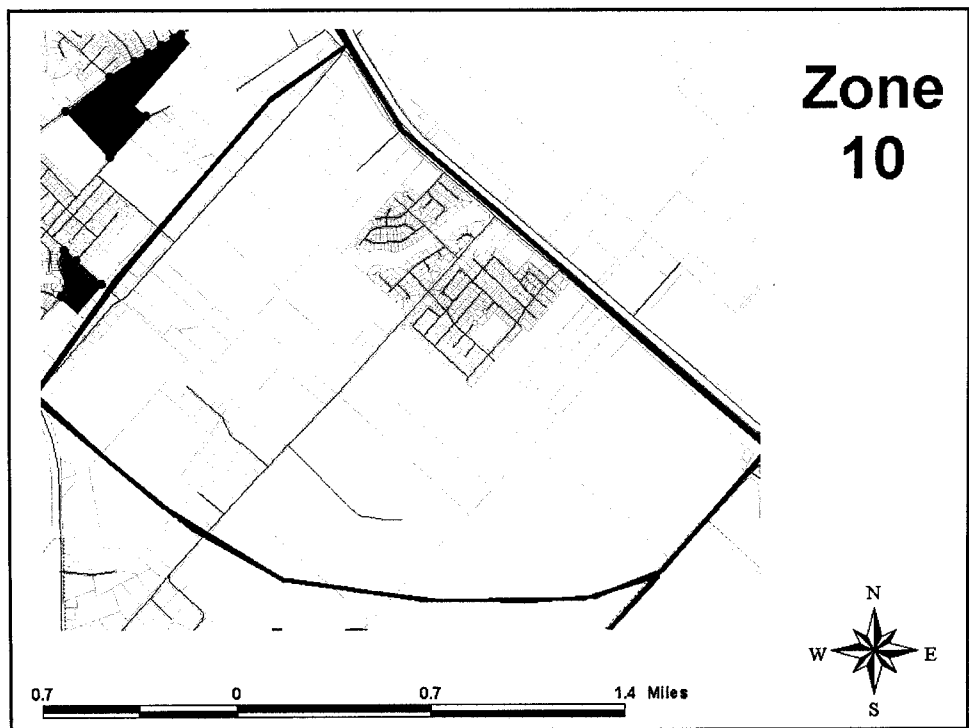
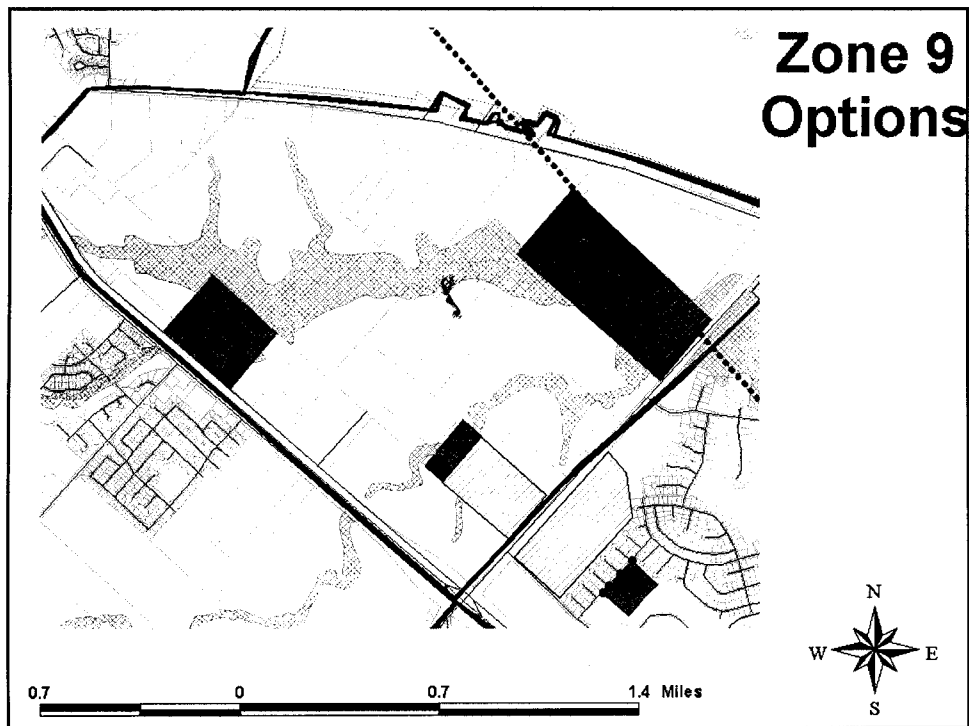
- No parks
- 1990 population 48
- Predicted growth rate 12,400%
(1998-2010)
- Projected park deficit (2010) 49 acres

Zone 9 Access

- Entire zone unserved

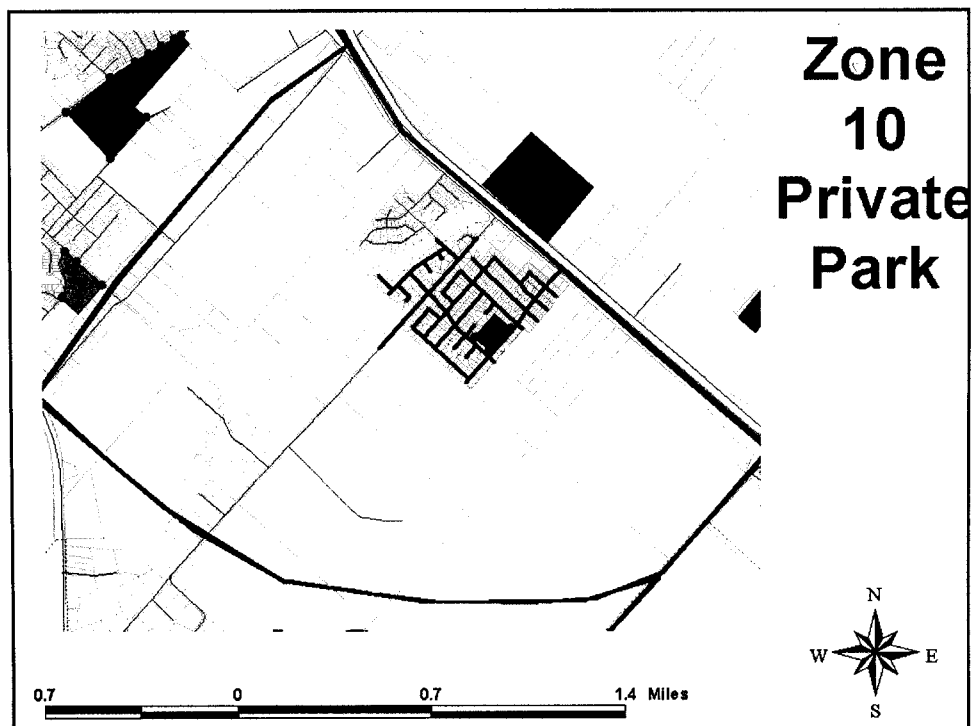
Zone 9 Options

- Develop Woodland Hills Park site to serve surrounding neighborhood
- Develop park on old landfill site (40 acres)
- Develop park on current landfill site (250 acres)
- Develop greenway trails
 - Potential linkages to zones 8, 10 and 11



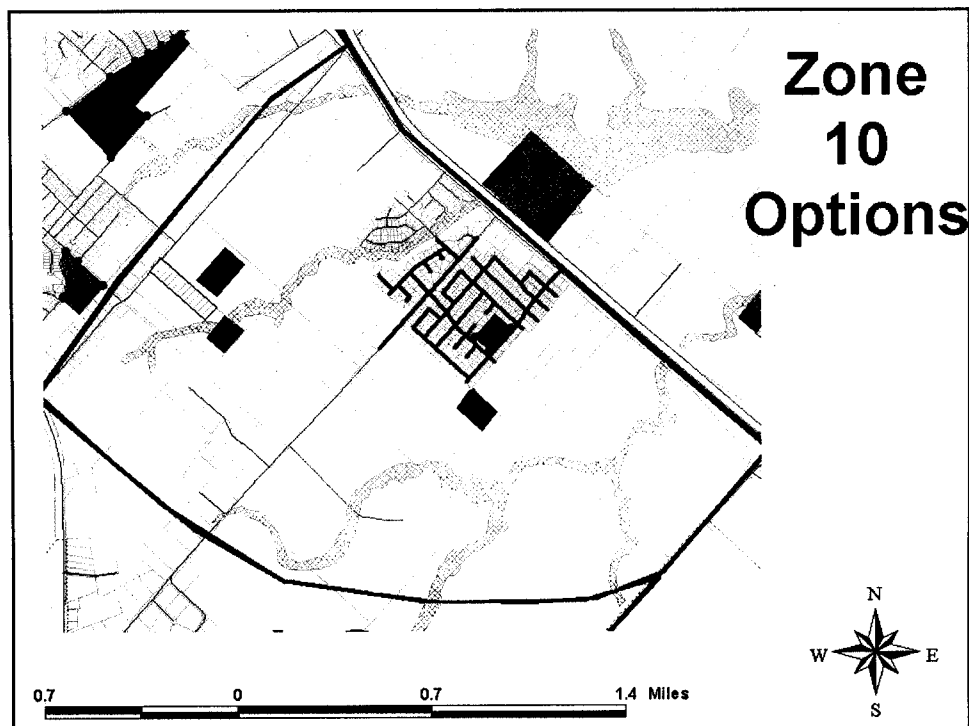
Zone 10

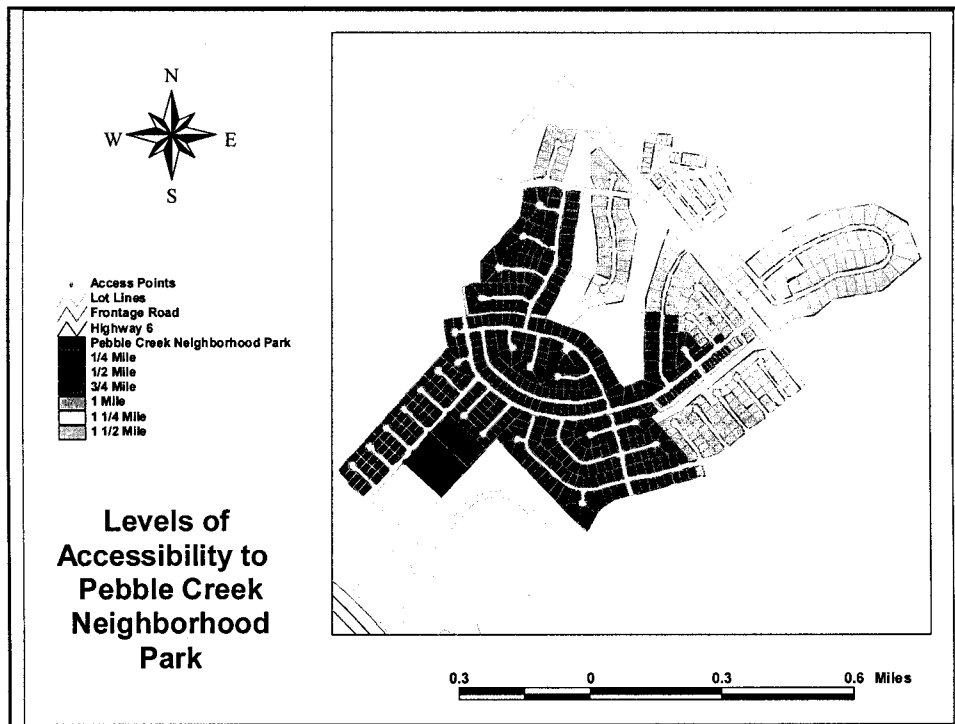
- No public parks
- 1990 population 250-300
- Predicted growth rate 828.5%
(1998-2010)
- But, southern 2/3 of main subdivision served by private, Homeowner's Association park on Southern Plantation



Zone 10 Options

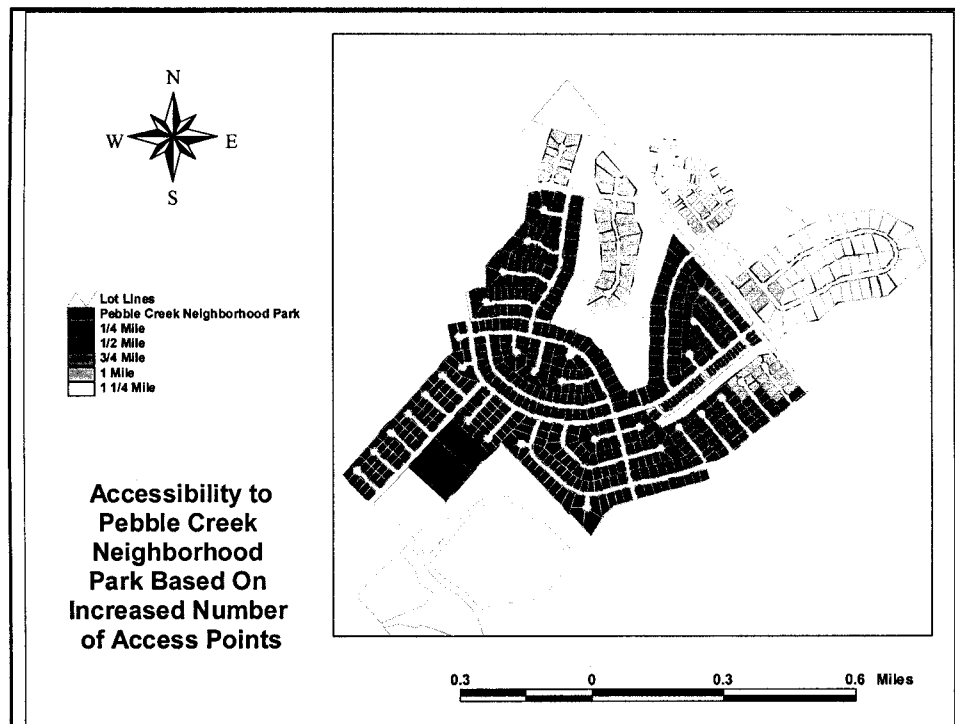
- Develop Westfield Park site
- Develop Shenandoah Park site
 - But, lower priority since area already served
- Develop park at future school site
- Develop greenway trails
 - Potential linkages to zone 9





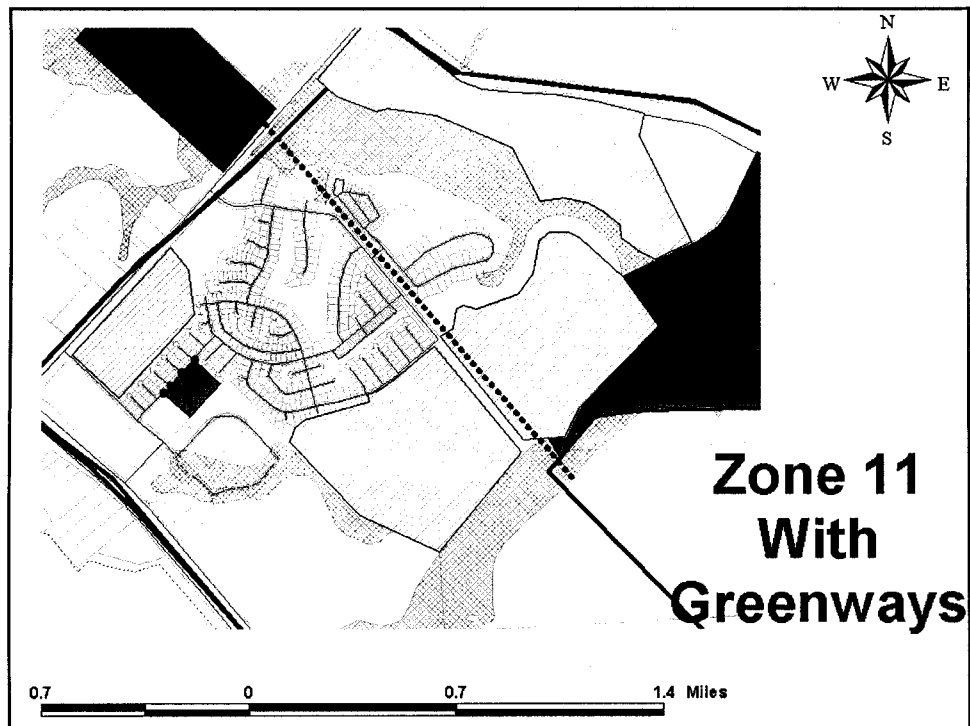
Zone 11 Access

- Population served 33% of lots
- Under served areas of zone
 - Most lots north and east of St. Andrew's
 - New subdivisions north of Parkview, south of Augusta
- Disadvantages of cul-de-sac style development
 - Three additional access points > new level for zone of 49%



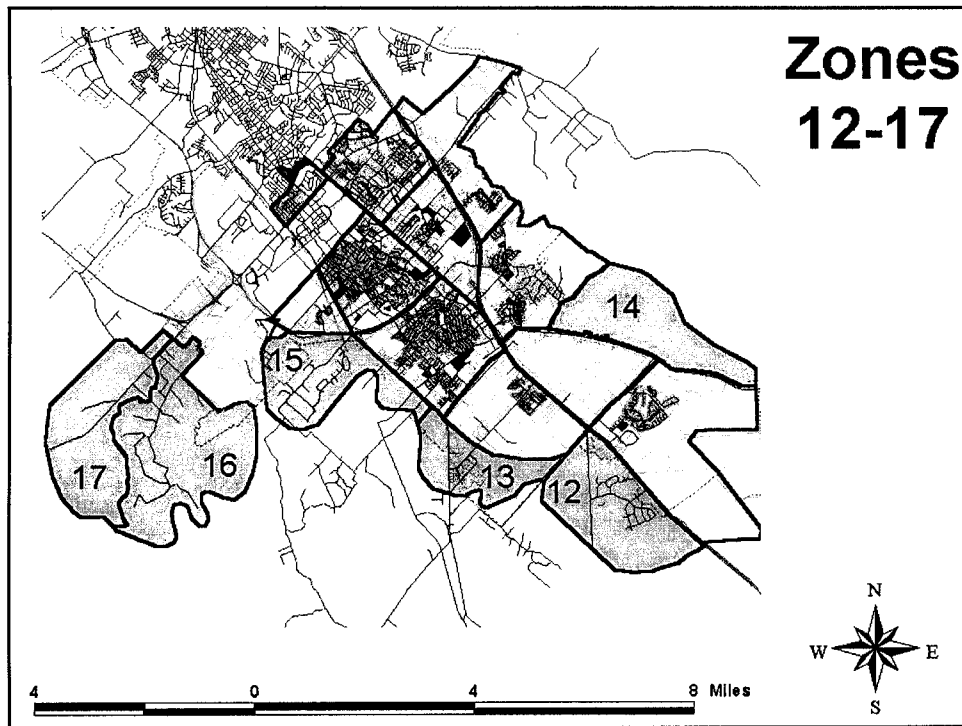
Zone 11 Options

- Development of greenway trails
 - Potential linkages to Lick Creek and zone 9
- Establishment of new neighborhood park to serve areas north-east of St. Andrew's Drive



College Station (Zones 1-11)

- College Station population (1990) with access to one or more mini, neighborhood or community parks = approx. 50%



Zones 12-17

Zone	Population 1998	% Growth Rate 1998-2010	Projected Park Deficit (acres)
12	526	90.1	7.00
13	123	713.0	7.00
14	245	104.1	3.51
15	1,423	12.4	11.20
16	350	42.9	3.50
17	358	39.7	3.50

Recommendations for Future Park Development

- Key considerations are
 - Configurations of parks, especially re.
 - Points of access
 - Surrounding connections
 - Lay out of streets
 - Pedestrian access
 - Development of greenways